

# CITY OF SAN BRUNO

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## STAFF

George D. Foscardo, AICP,  
*Community Development Director*  
Grant Wilson, AICP, *Associate Planner*  
Aaron Aknin, *Assistant Planner*  
Pamela Thompson, *City Attorney*  
Tanya Sullins, *Recording Secretary*

## PLANNING COMMISSIONERS

Kevin Chase, *Chair*  
Perry Petersen, *Vice-Chair*  
Mary Lou Johnson  
Bob Marshall Jr.  
Joe Sammut  
Robert Schindler  
Mark Tobin

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## COMMUNITY DEVELOPMENT DEPARTMENT

### PLANNING COMMISSION MINUTES

January 7, 2003  
San Bruno Senior Center  
1515 Crystal Springs Blvd.  
7:00 P.M. to 11:00 P.M.

**CALL TO ORDER at 7:00 p.m.**

**ROLL CALL**

	<u>Presen</u>	<u>Absen</u>
Chair Tobin	<u>t</u>	<u>t</u>
Vice Chair Chase	x	x
Commissioner Johnson		x
Commissioner Petersen	x	
Commissioner Marshall	x	
Commissioner Schindler	x	
Commissioner Sammut	x	

### **STAFF PRESENT:**

Planning Division:

**George Foscardo**  
**Grant Wilson**, Associate Planner  
**Aaron Aknin**, Assistant Planner  
**Tanya Sullins**, Planning Secretary

City Attorney:

**Pamela Thompson**

**Pledge of Allegiance**

**Vice Chair Petersen**

1. **Approval of Minutes**  
Sammut)

December 3, 2002 (Motion Schindler/Second

**(Revision from Commissioner Petersen)**

December 17, 2002 (Motion Sammut/Schindler Schindler)

2. **Communication –**

**N/A**

3. **Public Comment**

4. **424 Milton Avenue**

Request for a Use Permit to allow construction of an addition to a single-family residence that would exceed the allowable floor area ratio, and would exceed 1825 square feet with a one car garage; per Sections 12.200.030.B.2, & 12.200.080.A.2, 12.200.050 of the San Bruno Zoning Ordinance – Connie Yeung (applicant), Tracy Mok (Owner) **UP-02-64**

Assistant Planner Aknin entered asked to have this case continued to January 21<sup>st</sup> pc meeting. Explained to commission that the city staff has met with Mr. Mok but he was not able to make it to the meeting.

Public Hearing Opened

N/A

Public Hearing Closed

**Motion Marshall/Second Petersen** to continue UP 02-64 to the January 21, 2003 Planning Commission meeting.

VOTE:	5-0-0
AYES:	5
NOES:	0
ABSTAIN:	0

5. **288 Cypress Avenue**

Request for a Use Permit & Minor Modification Permit for a 744 square foot addition, which is a greater than 50% expansion of the existing floor area, and proposes to continue a 4.5' side yard setback, per Sections 12.200.030.B.1 & 12.120.010.B of the San Bruno Zoning Ordinance. Robert Medan (architect/applicant), Craig Pignati (owner) **UP-02-67, MM 02-10**

Assistant Planner Aknin entered staff report. Staff supports this project.

Public Hearing Opened

Mr. Craig Pignati was present to answer questions. Commissioner Petersen asked applicant if he agreed with all the conditions of approval. Applicant stated that he did. Commissioner Schindler asked if the applicant brought a color sample. Applicant stated that he didn't bring one with him, but would bring one in to the Building Department upon application for the building permit, but stated that the color would remain the same as it is currently.

Public Hearing Closed

**Motion Marshall/Second Schindler** to approve UP 02-67 and MM 02-10 subject to the attached Findings of Fact 1-8 and Conditions of Approval 1 – 13.

VOTE:	5-0-0
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AYES: 5  
NOES: 0  
ABSTAIN: 0

(Chair Chase advised of 10-day appeal period)

#### **FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, December 28, 2002, and 88 notices were mailed to property owners within 300 feet of the project site on December 27, 2002.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the alterations proposed to the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking provided will be adequate for the residence.

#### **CONDITIONS FOR APPROVAL**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the A Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 02-67 & Minor Modification Permit 02-10 shall not be valid for any purpose. Use Permit 02-67 & Minor Modification Permit 02-10 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit & Minor Modification Permit to allow the construction of a first-floor addition resulting in: an increase in the gross floor area by more than 50% at

288 Cypress Avenue, and a 4.5' left sideyard setback shall be built according to plans approved by the Planning Commission on January 7, 2003, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of a motor vehicle and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. The colors, windows and materials must form an integrated system throughout the entire residence.
9. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department. Materials and debris shall not be stockpiled within the City right-of-way. .
10. Install a sanitary sewer cleanout at the property line per City standards.
11. Storm water from new addition and roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.
12. The trailer (currently parked in front of the home) shall not be parked upon any street for more than a consecutive period of seventy-two hours.
13. Applicant is required to bring in a color palette to the building department upon application.

## **6. 172 Elm Avenue**

Request for a Use Permit to allow a 959 square foot addition, which is a greater than 50% expansion of the existing floor area and is greater than 1,825 with one-car garage, per Sections

12.200.030.B.1 and 12.200.080.A.2 of the San Bruno Zoning Ordinance. Margarita Santillan (owner/applicant), **UP-02-68**

Associate Planner Wilson entered staff report. Staff supports this project.

Commissioner Marshall stated that at Architectural Review it was requested that the applicant bring a color sample and samples of the roof material. He wanted to know what would happen if the paint color doesn't match what does the Planning Commission approve, or if they change their mind on the color. Associate Planner Wilson stated that if it was put as a condition of approval it is essentially the only color they can paint it. Community Development Director Foscardo stated that the first time they paint the house it should be what was required by the Planning Commission, but if they repaint it through the years there is no one who is monitoring the use permit to make sure they are consistent with what was required by the Planning Commission. City Attorney Thompson stated that they could put a condition that the Community Development can make the determination of the new proposed color scheme, and if he is not comfortable with it, he can ask to have it be brought back to the Planning Commission. Commissioner Schindler asked why this application didn't ask for a parking exception. Associate Planner Wilson stated that it was listed under the Conditional Use Permit.

Public Hearing Opened

Applicant and owner Ms. Santillan was present to answer questions. Commissioner Schindler asked if applicant if she agreed with all the conditions of approval. She stated that she understood them, and agreed to comply with them.

Public Hearing Closed

**Motion Petersen/Second Sammut** to **approve** Use Permit UP-02-68 subject to the attached Findings of Fact (1-8) and Conditions of Approval (1-11).

VOTE:	5-0-0
AYES:	5
NOES:	0
ABSTAIN:	0

(Chair Chase advised of 10-day appeal period)

**FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday December 28, 2002, and 105 notices were mailed to property owners within 300 feet of the project site on December 27, 2002.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.

4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed dwelling is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the alterations proposed to the existing structure and the proportions of the home are similar to other buildings in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence as determined by the zoning ordinance.

#### **CONDITIONS FOR APPROVAL**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 02-68 shall not be valid for any purpose. Use Permit 02-68 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a use permit for an addition to an existing dwelling at 172 Elm Avenue shall be built according to plans approved by the Planning Commission on January 7, 2003, labeled Exhibit A except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this

condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. All exterior materials and windows shall match and the entire structure shall be repainted.
9. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department. Materials and debris shall not be stockpiled within the City right-of-way.
10. Install a sanitary sewer cleanout at the property line per City standards.
11. Storm water from new addition and roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter.

## **7. 44 Pacific Avenue**

Request for a Use Permit and Parking Exception for a 1,600 square foot first and second story addition, which is a greater than 50% expansion of the existing floor area, has a floor area ratio of .56 where .55 is the standard, and proposes a two-car tandem garage, per Sections 12.200.030.B.1, 12.200.030.B.2, and 12.200.080.C of the San Bruno Zoning Ordinance – Satdeo Singh, (applicant, owner) **UP-02-69**.

Associate Planner Wilson entered staff report. Staff recommends approval.

Vice Chair Petersen asked about condition #13 regarding a fence or retaining wall not being built within 2 feet from the back of the side walk. Assistant Planner Aknin stated that this was a condition that engineering will be putting into all the proposals.

### Public Hearing Opened

Applicant Mr. Satdeo Singh was present to answer questions. Commissioner Marshall asked if he was going to bring in a color palette for the new home. Applicant presented with color options, and sample of roof option. Vice Chair Petersen asked if the applicant agreed with the conditions of approval. Applicant stated that he did. Commissioner Schindler asked if the garage would be used as a garage. Applicant stated that he would.

### Public Hearing Closed

**Motion Sammut/Second Marshall to approve** Use Permit 02-69 subject to the attached Findings of Fact (1-9) and Conditions of Approval (1-13).

VOTE:	5-0-0
AYES:	5
NOES:	0
ABSTAIN:	0

(Chair Chase advised of 10-day appeal period).

### **FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, December 28, 2002, and notices were mailed to property owners within 300 feet of the project site on December 27, 2002.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the alterations proposed to the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence because the proposal inherits a two-car garage.
  - a. The project within the San Bruno Redevelopment Area.

### **CONDITIONS FOR APPROVAL**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 02-69 shall not be valid for any purpose. Use Permit 02-69 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.



2. The request for a use permit for an addition to an existing dwelling at 44 Pacific Avenue shall be built according to plans approved by the Planning Commission on January 7, 2003, labeled Exhibit A except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. All exterior materials and windows shall match and the entire structure shall be repainted.
9. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department. Materials and debris shall not be stockpiled within the City right-of-way.
10. Install a sanitary sewer cleanout at the property line per City standards.
11. Storm water from new addition roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter per City standards.
12. Replace all broken or raised concrete in sidewalk or driveway approach
13. No fence or retaining wall shall be built within 2 feet from the back of the sidewalk

#### **8. 632 Hensley Avenue**

Request for a Use Permit to allow a 1,291 square foot addition, which is a greater than 50% expansion of the existing floor area, per Sections 12.200.030.B.1 of the San Bruno Zoning Ordinance. Jose Caseo (applicant), Walter & Ana Martinez (owners) **UP -02-72**

Assistant Planner Aknin entered staff report.

Public Hearing Opened

Applicant Walter Martinez was present to answer questions. Commissioner Schindler asked about the garage in the rear. Applicant stated that they are currently using this as storage, and will not be removed. Chair Chase asked about the gutters and down spouts being added to the set of plans. Applicant stated that it would be added. Commissioner Marshall asked if the recommendation was made during Arch Review to extend the upstairs. Applicant thought that the foundation was not strong enough to hold any more of an addition.

Public Hearing Closed

**Motion Petersen/Second Schindler** approve **Use Permit 02-72** subject to the attached Findings of Fact (1-9) and Conditions of Approval (1-11).

VOTE:	4-1-0
AYES:	4
NOES:	1
ABSTAIN:	0

(Chair Chase advised of 10-day appeal period)

**FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, December 28, 2002, and notices were mailed to property owners within 300 feet of the project site on December 27, 2002.
2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, and Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the alterations proposed to the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the

appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.

7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking provided will be adequate for the residence.
9. The subject property is in the San Bruno Redevelopment Area.

#### **CONDITIONS FOR APPROVAL**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the A Summary of Hearing to the Department of Planning and Building within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 02-72 shall not be valid for any purpose. Use Permit 02-72 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a Use Permit to allow the construction of a first-floor addition resulting in: an increase in the gross floor area by more than 50%, and having more than 1825 sq. ft. with less than two covered spaces at 632 Hensley Avenue, shall be built according to plans approved by the Planning Commission on January 7, 2003, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of a motor vehicle and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. The colors, windows and materials must form an integrated system throughout the entire residence.

9. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department. Materials and debris shall not be stockpiled within the City right-of-way. .
10. Install a sanitary sewer cleanout at the property line per City standards.
11. Storm water from new addition and roof downspouts and other on-site drainage shall be collected and drained to an underground storm water drainage system or through a curb drain to the gutter. The building department set of plans shall show the proposed gutters and downspouts. The gutters and downspouts shall be installed before final building department approval.

## 9. 209 Elm Avenue

Request for a Use Permit to allow an addition that would result in a floor area ratio greater than .55 and a garage which exceeds 600 sq. ft.; per Section 12.200.030.B.2 and 12.200.080.3.B of the San Bruno Zoning Ordinance – Susanne and Patrick O'Halloran, owners; Luis Robles, architect - **UP-02-74**.

Associate Planner Wilson entered staff report. He asked for the commission to add a finding of fact that this project is essentially in the same space as the existing house.

Commissioner Marshall asked about a tree in the front if it would be removed, and if a permit was required from the Parks Department. Associate Planner Wilson suggested that it would be a good idea to just add as a condition of approval that if a permit is required from Parks that the owner is to obtain one.

### Public Hearing Opened

Applicant or owner was not present to answer any questions.

### Public Hearing Closed

**Motion Marshall/Second Schindler to approve** Use Permit 02-74 subject to the attached Findings of Fact (1-8) and Conditions of Approval (1-15) (add condition of approval regarding tree & the colors windows and materials form an integrated system throughout the entire residence. ) and add Finding of Fact that

VOTE: 5-0-0  
 AYES: 5  
 NOES: 0  
 ABSTAIN: 0

(Chair Chase advised of 10 day appeal period)

### **FINDINGS FOR APPROVAL**

1. Proper notice of the public hearing was given by legal notice published in the San Bruno Herald, Saturday, December 28, 2002, and 88 notices were mailed to property owners within 300 feet of the project site on December 27, 2002.

2. Noticing of the public hearing, conduct of said hearing, and an opportunity for all parties to present testimony was completed in accordance with the San Bruno Municipal Code, Article III, Zoning, Chapter 12.132.
3. The applicant has been notified, both verbally and in writing herein, of the City's provision for an administrative appeal of the Planning Commission's final action to the City Council as provided for in the San Bruno Municipal Code, Article III, Chapter 12.140.
4. The project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor expansion to an existing facility.
5. The general appearance of the proposed addition is in keeping with the character of the neighborhood and will not be detrimental to the adjacent real property because the design and materials will match the alterations proposed to the existing structure and the proportions of the house are similar to other houses in the neighborhood.
6. The proposed addition will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof, and is consistent with the design and scale of the neighborhood.
7. The construction of the addition is consistent with the San Bruno General Plan, which designates the property for low-density residential purposes.
8. The off-street parking will be adequate for the residence.
9. This project is essentially in the same space as the existing house.

#### **CONDITIONS FOR APPROVAL**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 02-74 shall not be valid for any purpose. Use Permit 02-74 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The request for a use permit for an addition to an existing dwelling at 209 Elm Avenue shall be built according to plans approved by the Planning Commission on January 7, 2003, labeled Exhibit A except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
3. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100

feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
5. The residence and garage shall be used only as a single-family residential dwelling. No portion of the residence or garage shall be rented out as a secondary residential dwelling unit.
6. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
7. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
8. Any work in the City Right-of-Way which includes the sidewalk, street and driveway approach, requires an encroachment permit from the Public Works Department. Materials and debris shall not be stockpiled within the City right-of-way.
9. Storm water from the new addition roof down-spouts and other on-site drainage shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards.
10. Install a sanitary sewer lateral clean-out per City standards.
11. Replace all broken or raised concrete in sidewalk or driveway approach.
12. Remove existing on site drain from back of walk, replace with City approved under sidewalk curb drain.
13. No fence or retaining wall shall be built within 2 feet from back of sidewalk..
14. Applicant is to obtain a permit from San Bruno Parks Department if required to remove tree in front.
15. The colors windows and materials are to form an integrated system throughout the entire residence

#### **10. City Staff Discussion**

Arch Review volunteers: Schindler/Petersen/Sammur

#### **11. Planning Commission Discussion**

Commissioner Petersen asked if there could be a boiler condition regarding the setback of a front fence. Commissioner Marshall asked about the newspaper article regarding the Tanforan approval at the last Planning Commission meeting. Community Development Director Foscardo stated that San Bruno Herald had a retraction on that article. Community Development Director

Foscardo also announced the groundbreaking date as that Friday at the Navy site. Vice Chair Petersen asked to have the setback condition put into each of the conditions of approval.

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**George Foscardo,**  
Secretary to the Planning Commission  
City of San Bruno

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**Kevin Chase ,** Chairperson  
Planning Commission  
City of San Bruno

NEXT MEETING: January 21, 2003

GF/ts

Adjourned at 7:50 p.m.